

165.0

0005

0004.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONTotal Card / Total Parcel
845,800 / 845,800
APPRAISED:
USE VALUE:
ASSESSED:

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
15-17		DANIELS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GIOVANANGELO LEONORA & RONAL
Owner 2:	TRS/ LRJ NOMINEE TRUST
Owner 3:	

Street 1: 15 DANIELS STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: GIOVANANGELO LEONORA & RONAL -

Owner 2: TRS/ LEO D GIOVANAGELO 2005 TR -

Street 1: 15 DANIELS STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1921, having primarily Vinyl Exterior and 2615 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

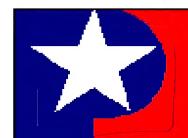
Code	Descrip/No	Amount	Com. Int

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4500		Sq. Ft.	Site		0	70.	1.23	8									388,499						388,500	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	4500.000	452,200	5,100	388,500	845,800		109439
							GIS Ref
							GIS Ref
							Insp Date
							11/10/08


Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	109439
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/11/20	02:50:39
LAST REV Date	Time
07/11/17	09:46:13
danam	
12796	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date
GIOVANANGELO LE	62054-57	6/19/2013	Family
GIOVANANGELO LE	44751-627	3/7/2005	Family
	8172-382	1/1/1901	Family

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/11/2017	403	Re-Roof	8,500	C				
9/27/1994	491	Manual	10,000				V/SIDING	

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2008	Meas/Inspect	163	PATRIOT
2/2/2000	Inspected	276	PATRIOT
12/21/1999	Mailer Sent		
12/2/1999	Measured	270	PATRIOT
2/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION						BATH FEATURES			COMMENTS			SKETCH																																																																																																					
Type:	13 - Multi-Garden		Full Bath:	2	Rating:	Average																																																																																																											
Sty Ht:	2H - 2 & 1/2 Sty		A Bath:	Rating:																																																																																																													
(Liv) Units:	2	Total:	2	3/4 Bath:	Rating:																																																																																																												
Foundation:	3 - BrickorStone		A 3QBth:	Rating:																																																																																																													
Frame:	1 - Wood		1/2 Bath:	Rating:																																																																																																													
Prime Wall:	4 - Vinyl		A HBth:	Rating:																																																																																																													
Sec Wall:			OthrFix:	Rating:																																																																																																													
Roof Struct:	1 - Gable		OTHER FEATURES																																																																																																														
Roof Cover:	1 - Asphalt Shgl		Kits:	2	Rating:	Average																																																																																																											
Color:	WHITE		A Kits:	Rating:																																																																																																													
View / Desir:			Fpl:	2	Rating:	Average																																																																																																											
GENERAL INFORMATION						WSFlue:	Rating:																																																																																																										
Grade:	C - Average		CONDOS INFORMATION																																																																																																														
Year Blt:	1921	Eff Yr Blt:	Location:																																																																																																														
Alt LUC:			Total Units:																																																																																																														
Jurisdct:			Floor:																																																																																																														
Const Mod:			% Own:																																																																																																														
Lump Sum Adj:			Name:																																																																																																														
INTERIOR INFORMATION						DEPRECIATION						REMODELING			RES BREAKDOWN																																																																																																		
Avg Ht/FL:	STD		Phys Cond:	AV - Average	31.	%	Exterior:				No Unit	RMS	BRS	FL																																																																																																			
Prim Int Wall:	2	- Plaster	Functional:				Interior:				2	6	2																																																																																																				
Sec Int Wall:			Economic:				Additions:																																																																																																										
Partition:	T - Typical		Special:				Kitchen:																																																																																																										
Prim Floors:	4	- Carpet	Override:				Baths:																																																																																																										
Sec Floors:			Total:	31	%	Plumbing:																																																																																																											
Bsmnt Flr:	12	- Concrete	Basic \$ / SQ:	170.00			Electric:																																																																																																										
Subfloor:			Size Adj.:	1.01939309			Heating:																																																																																																										
Bsmnt Gar:			Const Adj.:	0.98010004			General:																																																																																																										
Electric:	3	- Typical	Adj \$ / SQ:	169.848			Totals	2	12	4																																																																																																							
Insulation:	2	- Typical	Other Features:	116500																																																																																																													
Int vs Ext:	S		Grade Factor:	1.00																																																																																																													
Heat Fuel:	2	- Gas	NBHD Inf:	1.00000000																																																																																																													
Heat Type:	5	- Steam	NBHD Mod:																																																																																																														
# Heat Sys:	2		LUC Factor:	1.00																																																																																																													
% Heated:	100		Adj Total:	655383																																																																																																													
Solar HW:	NO		Depreciation:	203169			Juris. Factor:																																																																																																										
% Com Wall:			Depreciated Total:	452214			Special Features:	0	Before Depr:	169.85																																																																																																							
							Final Total:	452200	Val/Su Net:	102.59																																																																																																							
									Val/Su SzAd:	159.09																																																																																																							
MOBILE HOME						WtAv\$/SQ:	AvRate:	Ind.Val																																																																																																									
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SPEC FEATURES/YARD ITEMS																																																																																																																	
PARCEL ID 165.0-0005-0004.0																																																																																																																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																																																																
3	Garage	D	Y		120X20	A	AV	1930		21.25	T	40	104			5,100		5,100																																																																																															
More: N Total Yard Items: 5,100 Total Special Features: Total: 5,100																																																																																																																	
SKETCH																																																																																																																	
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